RITCH REALTY LTD.

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BEACH BAY HOME

Lower Valley, Cayman Islands
MLS# 420848

CI$767,000













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Carolyn Ritch
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High-and-dry 2,470 sq ft fortress in the prestigious Beach Bay Community, offering maximum energy efficiency and exceptional investment upside. This meticulously built 3-bedroom, 2-bathroom main residence boasts unparalleled structural integrity with solid concrete interior and exterior walls—eliminating sheetrock. Engineered for ultimate climate control, the home features premium roof spray-foam insulation and 2-inch exterior wall foam sheeting, resulting in exceptionally low utility bills. The main house comes fully equipped with high-efficiency propane gas appliances, including a gas stove, water heater, and clothes dryer. For peace of mind, a comprehensive CCTV security system protects the entire premises. Step into instant equity with an unfinished, detached 1-bedroom unit in the backyard, perfect for conversion into a high-yield rental income suite or private helper's quarters. Sitting securely at an impressive 35 feet above sea level, the estate directly shares its rear boundary with the upcoming luxury Mandarin Oriental property, positioning it perfectly in a zone that has seen explosive land value appreciation over the last two years

Essential Information

Type	Status	MLS	Listing Type
Residential (For Sale)	**Current**	**420848**	**Single Family Home**

Key Details

Bed	Bath	Block & Parcel
3	**2**	**32D,255**

Acreage
0.3320

Den	Year Built	Sq.Ft.
No	**2022**	**2470.00**

Additional Feature

Lot Size	Views	Foundation	Furnished
0.332	**Ocean View**	**Slab**	**Partially**

Garage	Zoning
2	**Agriculture/Residential**

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